

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
May 5, 2014**

The Dodge County Planning, Development And Parks Committee met on May 5, 2014 at 7:00 p.m. in rooms 1H and 1I of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Joyce Fiacco, Bill Ehlenbeck, Dean Perlick and Joseph Giebel. James Mielke was also present.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed and approved as posted.

COMMITTEE ORGANIZATION

1. Election of committee officers;

Motion by Marsik to nominate Tom Schaefer to the position of Chairman;
Second By: Grebel

Behl moved to close nominations and to cast a unanimous ballot for Tom Schaefer
Second by Marsik. Vote: 5-0 Motion carried.

Motion by Behl to nominate Grebel to the position of Vice-Chairman;
Second By: Marsik

Bobholz moved to close nominations and to cast a unanimous ballot for Grebel
Second by Marsik. Vote: 5-0 Motion carried.

Motion by Grebel to nominate Behl to the position of Secretary;
Second By: Bobholz

Schaefer moved to close nominations and to cast a unanimous ballot for Behl
Second by Marsik Vote: 5-0 Motion carried.

2. No changes were made to the meeting date and time;

PLANNING AND ECONOMIC DEVELOPMENT

1. Specialty Cheese Company – Request to Lower Monthly Payment for Six Months.

Dean Perlick reviewed Resolution 14-111 with the Committee. The resolution allows the Chairman of the Dodge County Board of Supervisors and the Dodge County Clerk to sign a modification of a promissory note document with Specialty Cheese Company Inc. which will allow Dodge County to accept the submittal of an interest only monthly payment for a six month period. The loan repayment schedule will be extended to accommodate the changes.

Motion by Behl to approve Resolution 14-111 as discussed.

Second by Marsik Vote: 5-0 Motion carried.

2. Patriot Taxiway Industries – Loan Continuation and Job Penalty Payment.

Dean Perlick reviewed Resolution 14-112 with the Committee. The resolution allows the Chairman of the Dodge County Board of Supervisors and the Dodge County Clerk to sign an amendment to the 2011 loan agreement with Patriot Taxiway Industries, Inc. which will amend the existing loan agreement by removing the lump sum payment due August 1, 2014, continue to use the existing seven year amortization schedule, and to move the job creation penalty to the end of the loan period.

Motion by Bobholz to approve resolution 14-112 as discussed.

Second by Grebel Vote: 5-0 Motion carried.

3. Revolving Loan Fund – Status Report.

Dean Perlick provided the committee with an update of the revolving loan fund program. The loan to Mossflower Harbour is delinquent. All other loans are current.

4. Discuss Fee Structure for Planning Services.

Dean Perlick reviewed Resolution 14-113 with the Committee. The resolution contained the proposed changes to the Fee Structure for Planning Services provided by the Department. The cost for an update to an existing comprehensive plan was reduced from \$6,000.00 to \$1200.00. No other fees were changed.

Motion by Marsik to approve Resolution 14-113

Second by Behl Vote: 5-0 Motion carried.

PARK SYSTEM

1. Consider purchase of trailer.

Bill Ehlenbeck reviewed Resolution 2014-5-5: 100P with the Committee regarding the proposed purchase of a flat-bed trailer for use at the parks.

Resolved that the quote of \$3,499 from TBE Trailers, LLC of Watertown for a Sure-Trac 7' X 14', 7000# GVW trailer is hereby approved. The trailer is needed to more efficiently and safely haul firewood and park equipment between the parks.

The Manager of Parks and Trails is hereby authorized to seek a purchase order for the specified trailer from TBE Trailers, LLC according to the quote. A sum of \$4,500 has been budgeted in 2014 for this purpose. Costs are to be charged to account 7860.5811 – Automotive Equipment.

Motion by Grebel to support the resolution to purchase the trailer.

Second by Marsik

Vote: 5-0

Motion carried.

2. Gold Star Memorial Trail Update.

Bill Ehlenbeck presented the draft letter, information sheet and map that will be sent to the adjacent landowners along the proposed Gold Star Memorial Trail from Mayville to the Horicon Marsh. Bill also informed the Committee that the group will be hosting an informational meeting on May 19th for the public to learn more about the project and make donations. The DNR Stewardship grant application was submitted last week. The Department likely won't hear the fate of the two grants until June or July. Bill and Nate will begin developing a proposal for the Beaver Dam to Horicon segment.

The hearing procedures were read into the record.

PUBLIC HEARING

Lawrence Fleischman – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a Gypsoil storage facility on this site within the A-2 General Agricultural Zoning District. The site is located in part of the NE ¼, NW ¼, Section 15, Town of Lomira, the site address being 1125 Milwaukee Street.

Motion by Grebel to approve the conditional use permit request to allow the establishment of a Gypsoil storage facility on this site within the A-2 General Agricultural Zoning District subject to the following conditions:

1. The operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community.
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed storage facility and for the operation of the facility on this site prior to beginning the operation of the business on this site.
3. The business shall be operated in accord with the required State, Federal and local regulations governing the storage and transportation of Gypsoil;
4. Dust control measures shall be taken by the applicant during the business operation to minimize dust from this site.

5. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties. A lighting plan shall be submitted to the Department for review and approval of the Land Use Permit for the storage facility.
6. The proposed building shall meet all applicable State, Federal and local construction standards. A County Land Use permit shall be required for the construction of any structure on this site.
7. An environmental incident response plan shall be submitted to the Department for review and approval prior to the issuance of the conditional use permit. The environmental incident response plan shall contain the following information:
 - a. Emergency Contacts, Contact Person(s) and phone numbers;
 - b. An odor prevention, monitoring and mitigation plan for the facility;
 - c. A complaint monitoring and reporting plan;
 - d. A safety plan to address injuries, fires or other rescue emergencies for the facility;
 - e. A spill control and response plan to address spills, leaks, or failure of the storage facility, during transport, or during land application.
8. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
9. The decision of the Committee is valid for one year.

Second by Marsik Vote 5-0 Motion carried.

PUBLIC HEARING

Matthew Kaminski, agent for Joan Buiter – Petition to rezone 5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a 5-acre lot at this location which contains an existing residence and accessory buildings. The property is located in part of the NW ¼, NW ¼, Section 6, Town of Calamus, the address being W12077 Concord Road.

At the request of the Town of Calamus, the petition was modified to rezone a maximum of 2.5-acres to the A-2 General Agriculture Zoning District.

Motion by Marsik to submit a favorable recommendation to the County Board to allow a maximum of 2.5-acres of land to be rezoned to the A-2 General Agricultural Zoning District.

Second by Bobholz Vote 5-0 Motion carried.

PUBLIC HEARING

James Heuer – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a 3.95-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼, SE ¼, Section 7, T12N, R14E, Town of Trenton;

Motion by Grebel to approve the conditional use permit request to allow the creation of a 3.95-acre non-farm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 6.885-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
6. The decision of the Committee is valid for one year.

Second by Behl Vote: 5-0 Motion carried.

OTHER BUSINESS

1. Review Committee Option request for a Home Occupation – Kim Lapp – Part of the SW ¼, SE ¼, Section 9, T09N, R16E, Town of Lebanon, the site address being W4219 Robin Road. Request for review of a home occupation request to allow a professional office within the home on this site for Safe Driving School LLC.

Motion by Behl to allow the proposed home occupation as an allowed use.

Second by Bobholz Vote: 5-0 Motion carried.

2. Town Rezoning Petition – Lowell Ducks LLC – Part of the SE ¼, SE ¼, Section 35, T10N, R14E, Town of Lowell - Petition to rezone approximately 29.557-acres of land from the C-1 Conservancy Overlay District to the AG-1 Agricultural Zoning District under the Town of Lowell Zoning Ordinance has been submitted by the Town of Lowell Town Board to the County Board of Supervisors for approval. Committee Review and Recommendation.

Motion by Bobholz to submit a favorable recommendation on the Town of Lowell rezoning petition to rezone approximately 29.557-acres of land from the C-1 Conservancy Overlay District to the AG-1 Agricultural Zoning District under the Town of Lowell Zoning Ordinance to the County Board of Supervisors.

Second by Grebel Vote: 5-0 Motion carried

3. The minutes from the April 21, 2014 meeting were reviewed by the Committee.

Motion by Marsik to approve the minutes as written.

Second by Grebel Vote: 5-0 Motion carried


4. No additional Per Diems

Motion by order of the Chairman to adjourn the meeting.

Motion carried

Meeting adjourned at 8:30 p.m.

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.